



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

Nicole Davis

James Grant

Nicholas Sugar, Associate Planner

Wednesday, December 12, 2018

7:30 PM

Town Hall

I. Call To Order

Chair Drummond called to order the regularly scheduled meeting of the Architectural & Historic Board of Review of the City of Hudson at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Present: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

Absent: 2 - Mr. Grant and Mr. Morris

III. Public Comment

Mr. Steve Church, 144 Elm Street, noted a letter from himself and his neighbors on April 3, 2016 regarding Elm Street and Roslyn Street being included in the historic district.

Chair Drummond request that staff update the AHBR at the next meeting regarding this request.

IV. Consent Applications

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that the Consent Agenda be approved.

The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

- A. [5426](#) **7600 Mannheim Court**
Accessory Structure (Covered Deck)
Submitted by Douglas Fleming, Robert's Remodeling & Construction
Attachments: [7600 Mannheim Court Submittal](#)

This item was approved on the Consent Agenda.

V. Old Business

- A. [5191](#) **7303 Walters Road (SV-Lot 91 E of Walters Road)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by David Nystrom, Alair Homes
Attachments: [7303 Walters Road Submittal](#)
[Previous Plans From 11-14-18 Meeting](#)

Mr. Chris Foster, homeowner, and Mr. David Nystrom, Alair Homes, were present for the meeting.

Mr. Sugar reviewed the changes to the application noting that the size of the front porch has increased and the front projection of the garage has decreased. Mr. Sugar also noted nearby comparables, the location on the property and the side loading garage.

The Board noted that the home is over 400-feet from the road and is a secluded site.

A motion was made by Mr. Caputo, seconded by Ms. Marzulla, that this Application be approved. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

VI. New Business

- A. [5371](#) **358 Atterbury Boulevard**
Alteration (Siding, Window/Door Replacement)
Submitted by Samantha Ayotte, Peninsula Architects
Attachments: [358 Atterbury Blvd Submittal](#)

Mr. Nik Sirna, Peninsula Architects, was present for the meeting.

Mr. Sugar noted that materials are not consistently applied to all sides.

The Board discussed the design using vertical and horizontal siding and noted the unusual design of the home and the difficulty of finding an alternative solution.

A motion was made by Mrs. Davis, seconded by Mr. Bach, that the Application be approved. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

B. [5423](#)**6568 Dunbarton Drive**

Addition (Exercise and Craft Rooms)

Submitted by Lisa Stuthard, Prestige Homes

Attachments: [6568 Dunbarton Submittal](#)

Mr. John Russell, Prestige Homes, and Ms. Elaine Schmidt, assistant to Mr. Russell were present for the meeting.

Mr. Sugar reviewed the proposal for the rear addition stating that the plans will be revised to show an enclosed breezeway to the main house and also noted that the wings will be subordinate to the main mass.

The Board discussed the elevations of the projections and the breezeway.

Ms. Marzulla motioned, Ms. Davis seconded the motion to approve the motion with two conditions.

- 1. Revised elevation confirming the height of the proposed addition in relation to the existing home.**
- 2. The breezeway elevation is submitted to staff.**

The motion was approved by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

C. [5394](#)**5572 Timberline Trail (Reserve at River Oaks, Phase III, Lot 122)**

New Residential Construction (Two-Story, Single Family Home)

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [5572 Timberline Trail Submittal](#)

Ms. Jamey Heinzman, Pulte Homes, was present for the meeting.

Mr. Sugar stated staff had no comments.

A motion was made by Mr. Caputo, seconded by Mrs. Davis, that this AHBR Application be approved.

The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

D. [5395](#)**6390 Ridgeline Drive (Reserve at River Oaks, Phase III, Lot 142)**

New Residential Construction (Two-Story, Single Family Home)

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [6390 Ridgeline Drive Submittal](#)

Ms. Jamey Heinzman, Pulte Homes, was present for the meeting.

Mr. Sugar stated staff had no comments.

A motion was made by Mrs. Davis, seconded by Mr. Caputo, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

- E.** [5396](#) **5500 Timberline Trail (Reserve at River Oaks, Phase III, Lot 134)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
Attachments: [5500 Timberline Trail Submittal](#)

Ms. Jamey Heinzman, Pulte Homes, was present for the meeting.

Mr. Sugar stated staff had no comments.
A motion was made by Ms. Marzulla, seconded by Mrs. Davis, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla
- F.** [5397](#) **6411 Forest Edge Drive (Reserve of River Oaks, Phase III, Lot 112)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
Attachments: [6411 Forest Edge Drive Submittal](#)

Ms. Jamey Heinzman, Pulte Homes, was present for the meeting.

Mr. Sugar stated staff had no comments.
A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla
- G.** [5370](#) **102 Ravenna Street (Lot 46 SW of Ravenna Street)**
New Residential Construction (1.5 Story, Single Family Home)
Submitted by Samantha Ayotte, Peninsula Architects
Attachments: [102 Ravenna Street Submittal](#)

Mr. Nik Sirna, Peninsula Architects, was present for the meeting.

Mr. Sugar introduced the application for a new residential construction that received a variance on October 18, 2018, from the Board of Zoning and Building Appeals, to allow a front facing garage. The orientation along Ravenna Street in mimics the neighboring homes. Mr. Sugar also noted concerns with the shutters and lack of information regarding the garage doors.

Mr. Sirna stated the garage door model is unknown at this time but will be one single 18-foot door with transoms above.

The Board and Mr. Sirna discussed the windows and shutters around the house.
Ms. Davis made a motion, seconded by Ms. Marzulla, that the motion be approved with two conditions:
1. A window be installed in the mud room.
2. Information regarding the garage door be submitted to staff.

The motion was approved by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

H. [5418](#)

120 North Hayden Parkway

Addition (East Woods Elementary School Natatorium)

Submitted by Eric Beach, Hasenstab Architects

- a) *Staff notes applicant is proposing textured and smooth brick patterns in lieu of previously proposed colored brick. Recessed brick panels have also been applied.*
- b) *Submit brick samples.*
- c) *Confirm proposed equipment screening.*

Attachments: [120 North Hayden Parkway Submittal](#)

Mr. Eric Beach, Hasenstab Architects, was present for the meeting.

Mr. Sugar, reviewed site plan and the rendering submitted by the applicant noting this application is for a two story addition that contains both a riser for the public and mechanical equipment to control humidity. Mr. Sugar also reviewed the staff notes.

Mr. Beach noted the brown and red brick transitions and showed the Board samples of the brick. The Board expressed concern with the prominence of the dark brick bands and noted that the use of textures might be considered. Mr. Beach noted that trees are being added on the narrow tree lawn and that the number of parking spaces that face residential areas will be reduced by about 6 spaces.

Discussion regarding the elimination of the window on the corner was held.

The application was tabled for a future meeting.

I. [4922](#)

77 North Oviatt Street

New Construction (Hudson Middle School)

Submitted by John Peterson, GPD Group

Attachments: [Building Renderings](#)
 [Site Plan/Floor Plan](#)
 [Materials Packet](#)

Mr. John Peterson, Project Manager - GPD Group, introduced the project that has been developed over the past year. Mr. Peterson described the brick color and structure, windows, trim details, direct applied finish system on the stucco, the features of the main entrance, the parapets with a traditional detail edge of extruded aluminum and the entrance that reflects the design of the original 1927 building.,

The Board discussed the overall design of the building and suggested adding detail to the front entryway transom and sidelites.

Ms. Marzulla made a motion, seconded by Mr. Caputo to approve the application with one condition:

- 1. The board shall review proposed detailing including changes to the front entryway.**

The motion was approved by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

VII. Other Business

Mr. Hannan discussed City Council's work on Downtown Phase II.

A. [3897](#)

44 Clinton Street - Informal Discussion

New Construction (Two-Story, Commercial Building)

Submitted by Laura Yeager Smith

- a) *Applicant has updated the design based on 12-12-18 informal discussion. Previous discussion included storefront modules, bay, and rear façade design.*
- b) *Revisions include pilasters to reinforce bays, variation in storefront design (limited), addition of window lintels and subdued rear façade.*
- c) *Staff notes Design Standards encourage variety in storefronts to create a lively and attractive pedestrian environment.*
- d) *Staff notes paneling has been removed from the east elevation, receiving/storage room. Question if typical window or paneling could be added.*
- e) *The following should be submitted as part of the final review: material samples, building cross section and sightline study.*

Attachments: [44 Clinton Street Submittal](#)

Ms. Laura Yeager Smith, building owner, and Mr. Russ Marchetta, project architect, were present for the informal discussion.

Mr. Sugar introduced the new building and reviewed the staff report.

The Board expressed concern with the prominence of the rear of the building and the perceived width of the building along the street and expressed that a distinctive change of materials and design, similar to the front elevations of storefronts on First & Main is desired by the Board.

The Board and applicants discussed various options for the building.

This matter was discussed.

B. [3906](#)

Minutes of Previous Architectural & Historic Board of Review

Meeting: November 14, 2018

Attachments: [AHBR Minutes November 14, 2018 - Final](#)

A motion was made by Mr. Caputo, seconded by Ms. Marzulla, that the November 14, 2018 minutes be approved as submitted. The motion carried by an unanimous vote.

VIII. Adjournment

Ms. Davis made a motion, seconded by Mr. Caputo that the meeting be adjourned. The motion was approved unanimously.

Chair Drummond adjourned the meeting at 10:02 p.m.

David Drummond, Chair

Ms. Marzulla, Vice Chair

Joe Campbell, Executive Assistant

Upon approval by the Architectural & Historic Board of Review, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 252.04, Minutes of Architectural and Historic Board of Review, Board of Zoning and Building Appeals, and Planning Commission.

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